

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00422/TCA

RW32: Sycamore - Crown reduce by 3-
4m. RW19: Conifer - Fell to ground level

78 Rushby Walk
Letchworth Garden City
Hertfordshire
SG6 1RX

Submitted Plan Nos

Location plan Photo

1.0 Policies

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Letchworth Garden City Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an end terrace two storey dwelling on the south side of Rushby Walk in residential part of Letchworth Garden City. The site is located within the Letchworth Conservation Area. The dwelling is a Grade II Listed Building.

4.2 **Proposal**

4.2.1 RW32: Sycamore - Crown reduce by 3-4m. RW19: Conifer - Fell to ground level

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Letchworth Conservation Area.

- ☐ The trees are located to the rear of the property and are not visible from the public highway.
- ☐ The proposed works to the Sycamore are remedial and would not harm the significance or the health of the tree. The proposed scale of the works would be appropriate in maintaining the tree.
- ☐ The applicant has stated that the conifer tree is large and is causing overshadowing to the garden. In my view, the trees have arguably outgrown their residential setting. In any case, I do not consider that the trees are of significant quality or public value to warrant the further protection of a Tree Preservation Order.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Letchworth Conservation Area.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 No objection.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 March 2025	